



THE CORPORATION OF THE **TOWN OF COBALT**

NOTICE OF THE PASSING OF A ZONING BY-LAW ZONING BY-LAW 2022-24

Take notice that the Council of the Corporation of the Town of Cobalt passed By-Law No. 2022-24 on 20th day of September 2022 under Section 34 of the Planning Act, R.S.O., 1990.

And take notice that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of this By-law by filing with the Clerk of the Corporation of the Town of Cobalt not later than **October 20, 2022**, a notice of appeal setting out the objection to the By-Law and the reasons in support of the objection, accompanied by a fee of \$1,100.00, made payable to the Minister of Finance, as prescribed under the Local Planning Appeal Tribunal Act. If you wish to appeal to the Tribunal, a copy of an appeal form is available from the Local Planning Appeal Tribunal website at <https://olt.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/>

An explanation of the purpose and effect of the By-Law, describing the lands to which the By-Law applies is attached. The complete By-Law is available for inspection in the Town of Cobalt Clerk's office during regular business hours or you can view and download the By-Law at:

<https://cobalt.ca/residents/by-laws/#1646010759280-8079a32f-bdf6>

- NOTE:**
- i) Only individuals, corporations and public bodies may appeal a Zoning By-Law to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group.

 - ii) No person or public body shall be added as a party to the hearing of the appeal unless, before the By-Law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

EXPLANATORY NOTE

By-Law 2022-24 is a new comprehensive Zoning By-Law for all the lands within the corporate limits of the Town of Cobalt. For that reason, no key map is provided. The By-Law assigns specific zones to each property in the Town and prescribes regulations under which development can occur within the Town. Throughout the public process Council has heard many comments about the need to simplify the Zoning regulations and permit additional dwelling units throughout the Town. Council has also heard comments regarding the need to provide opportunities for people to improve properties that may be described as legal non-conforming at the present time. The new By-Law reflects these comments.

Dated at the Town of Cobalt this 29th day of September 2022.

Steven Dalley
Town Manager
Town of Cobalt
sdalley@cobalt.ca